

STANDARD FORM – 2 ADDITIONAL PROVISIONS
ATTACHED TO AND FORMING A PART OF LEASE NO.09WSA0200C

10. This lease is net of water, sewer, phone, cable, electrical, gas, and steam utilities to the Government's Premises, which are separately metered or submetered. If separately metered, the Government will pay the utility company(s) directly for actual utility costs attributable to the Premises. If submetered, the Government will reimburse the Lessor (or authorized vendor) for actual utility costs attributable to the Premises provided the following: i) Lessor submits proper invoices acceptable to the Government identifying such charges within 60 calendar days following the last day of a lease year, and ii) Lessor submits proper documentation (identifying the costs) acceptable to the Government with such invoice.

11. At the time of the Government's final inspection of the space, and prior to acceptance by the Government, the Lessor shall ensure that all public utilities are connected to the premises and all systems which require these utilities in order to operate, i.e., air conditioning, heat, ventilation, electricity, gas, hot and cold running water, sewer, telephone, cable are operable, and are in compliance with all other applicable provisions of the SFO.

12. The Lessor shall provide the Government in writing the names of those persons authorized to act, contractually or otherwise, on behalf of the Lessor.

13. The terms National Oceanic Administration (NOAA) and Government are interchangeable throughout this Lease.